

Motion for Participation in Property Based Business Improvement Districts Policy
Ms. Canter

Whereas, Business Improvement Districts (BID's) provide an opportunity for the School District and individual schools to build a strong relationship with the business community at the local school level;

Whereas, BID's provide a significant collective benefit to all participants, whether they are businesses or not, which include added security, area cleanup, and other special projects;

Whereas, the Board of Education recognizes that there are specific benefits provided by BID's that are more relevant to commercial uses than School District uses and that District may not receive the same level of benefit as traditional commercial uses, and further recognizes that school sites encompass significant open space as a design requirement that does not require a greater dedication of BID services, and in light of these factors should not be expected to meet the same assessment burden as a commercial enterprise;

Whereas, there are currently four District properties within BID areas where the District has not paid assessments for lack of a central policy, now, therefore, be it

Resolved, That the District shall pay the amounts owed in back assessments to the BID's in which currently it owns property, subject to negotiation by the Superintendent;

Resolved, that while participation in a BID is deemed voluntary by the Board of Education, it shall be the policy of the District to participate in property-based BID's when such participation clearly benefits a District school or property within the BID's based on the following policy:

School Site Assessment Levels

High School: 50% of assessment on front footage and building square footage, 25% of assessment on parcel size

Middle School: 45% of assessment on front footage and building square footage, 25% of assessment on parcel size

Elementary School: 40% of assessment on front footage and building square footage, 25% assessment on parcel size

Services

At a minimum, BID's will be expected to provide the following services in exchange for District participation:

Clean & Safe services

- Street cleaning

- Trash Removal
- Pressure washing
- Graffiti removal
- Security Patrols

Education Committee

Business Improvement Districts should create a standing Education Committee within the governance structure that can be expected to coordinate the relationship between the business community and the school. Possible benefits and activities could include:

- Mentoring programs
- Adopt a school
- Employment opportunities
- Scholarships
- Internships

In Kind Contributions

As a member of the community and in recognition of the reduced rate provided to the District, individual schools may provide in kind services to the Business Improvement Districts. These might include:

- Equipment parking or storage (space permitting)
- Student volunteers for events
- Class projects that benefit the BID (such as website design or maintenance for BID)

Vacant Lots/Building, Schools Under Construction: Assessment Levels and Services

Due to the ongoing facilities construction program, the District has a large number of vacant lots that are under development. These lots would have minimal impact on an area and would require only reduced Clean and Safe services from a BID. The District would participate at the vacant lot rate until such time as construction is completed at which point the assessed rate should reflect the most current use. If the lot is anticipated to become a school, participation would carry the expectation of the full range of services as described above upon commencement of school operations. During vacancy and construction periods, the District recognizes its responsibility to provide its own site security and maintain vacant lots, buildings and construction sites.

Vacant lot/lot under construction: 15% of assessment until construction is completed and operations commence

Construction Administrative Offices, Industrial Facilities

The District has several administration and industrial facilities. These facilities take advantage of services provided by a Business Improvement District and should participate. Services that would benefit such facilities would primarily be the Clean and Safe services.

Administrative offices/Industrial Facilities: 50% of assessment of comparable uses.

District Owned Property Leased to a Third Party

For existing BID's in which the District leases property to a third party, it shall be the responsibility of the lessee to pay the full cost of any BID assessments based on standard commercial rates for like uses as prescribed by the Business Improvement District. This policy shall be included within the terms of any new leases or lease renewals. In the case of formation of new BID's, decision making authority with regard to BID participation and negotiations as to assessments (to the extent that is allowed by state law) will be delegated to the lessee. The District will not be a party to those negotiations. The Lessee shall assume the full amount of any assessment burden resulting from the formation of new BID's. Such requirements shall be included within the terms of any new lease or lease renewal. Should the lease with the District be terminated, the District will participate based on the terms discussed in this policy and on the most current use of the property.

Approval and Administration of BID Agreements

Final approval and administration of agreements with Business Improvement Districts will be delegated to the Chief Operating Officer. In the case of schools sites, approval will be conditioned on a formal determination by the local District Superintendent that the BID would provide benefit to the school based upon the following: 1) a recommendation by the site Principal that the BID arrangement would be of benefit to their school site; and, 2) A commitment by the principal to designate a school stakeholder (assistant principal, teacher, parent, etc) as a representative to participate in the BID formation and/or governance. The Office of the Chief Operating Officer shall assist in negotiations of assessment and services based on this policy. In the case of all other sites, the Chief Operating Officer shall designate a District representative to participate in the BID formation process and as a member of the governing Board or relevant committee.

While this policy sets a standard for agreements with Business Improvement Districts, the actual terms of participation are negotiable under the supervision of the Chief Operating Officer. There may be occasions when alternative formulas are more relevant for setting assessment levels. In the event that service levels are different or assessment levels need to be adjusted, the Chief Operating Officer may make such decisions.

ASSESSMENT STRATEGY

School Sites	Front Foot	Bldg Size	Parcel Size
High School	50%	50%	25%
Middle School	45%	45%	25%
Elementary School	40%	40%	25%
Vacant Lot	15% of total assessment.		
Lot Under Construction	15% of total assessment until construction completed & operations commence.		
Administration Offices	50% of total assessment.		
Industrial Facilities	50% of total assessment.		
Leased Properties	Responsibility of Lessee.		